

**TOWN OF PITTSBORO  
ADVISORY PLAN COMMISSION  
MEETING MINUTES  
Tuesday, October 24, 2023  
6:00 pm  
Pittsboro Administration Building  
33 E Main Street, Pittsboro, IN 46167**

**To watch the live stream of the meeting:**  
[https://townhallstreams.com/towns/pittsboro\\_IN](https://townhallstreams.com/towns/pittsboro_IN)

**Members Present:** Jack Swalley; Cathay Vandivier; Steve Maple; Lisa Abbott, Jarod Baker, Don Joiner

**Members Absent:** Zach Buchannan

**Staff:** Rachel Cardis, Town Planner; Breana Love, Secretary

**In audience:** Jason Love, Town Manager

**Online:** Jim Buddenbaum, Town Attorney

1. Steve Maple called the meeting to order
2. Steve led the Pledge of Allegiance & Moment of Silence
3. Roll Call- Cathy Vandivier, Lisa Abbott, Jarod Baker, Steve Maple, Jack Swalley, Don Joiner
4. with 6 of 7 member present we have a Quorum
5. Steve moved to approve the minutes -(September 26, 2023)- Motion to approve minutes was seconded by Jarod Baker. Cathy Vandivier and Don Joiner abstain as they were not present at the last meeting. All ayes to follow. Minutes approved. (4-0)
6. Public Comments- None.
7. Old Business - None.
8. Administrative Matters-Review of Pittsboro Comprehensive Plan | Future Land Use Map for Discussion of Growth Areas
  - a. Jack Swalley states the Sparks Property on the town east side has changed ownership and has discussed with the new owners, Benjamin Farms, about potential use for the land. There is a possible future connector road to connect East main (near 425 E Main) and also around from Mitchell Ave. to the interstate (I-74). Suggested move variety in land use map for potential apartment, duplex, even senior living properties. Jack, Jarod and Jason Love discussed areas and who they have discussed. Jarod does want to note that his, Benjamin Farms, intention at this time is to do agricultural farming but with eventual changes to property use. Jack also mentions the cost of the

upgrades to the roads that will have to be discussed. Rachel Cardis suggested an open work session to write on a map and see what makes sense for which area. Jarod questions the flexibility of the map. Rachel said that would be possible for the road part but to wait on zoning until the use is known. She also to use "Transitional Residential Node" to explain pockets of certain types of housing for areas that are flexible in what goes on the property. Jason notes how close Brownsburg is to the east line of Pittsboro. Steve states there is a signed agreement with Brownsburg that they cannot come farther west than the Middle Twp line. The board has decided that on November 20, 2023 at 530pm, public work session. Rachel will post. Discuss further at the planning commission meeting on November 28, 2023.

9. Board Comments- Jack suggested reaching out to the county at some point in the future plans for roads and property in Pittsboro.
10. Jarod made the motion to adjourn, Steve seconded. (6-0) Meeting adjourned.

**NEXT MEETING: November 28, 2023**

# ADVISORY PLAN COMMISSION

10-24-23

NAME

\_\_\_\_\_

ADDRESS

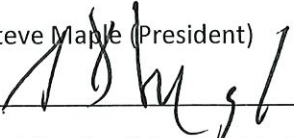
\_\_\_\_\_

NO OWN

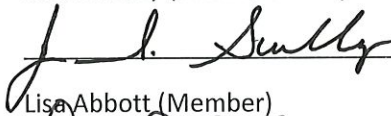
October 24, 2023 APC meeting minutes approved at the November 28<sup>th</sup> , 2023, APC meeting.

## Advisory Plan Commission

Steve Maple (President)

  
\_\_\_\_\_

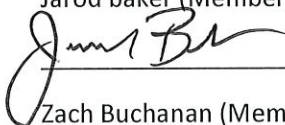
Jack Swalley (Vice President)

  
\_\_\_\_\_

Lisa Abbott (Member)

  
\_\_\_\_\_


Jarod baker (Member)

  
\_\_\_\_\_

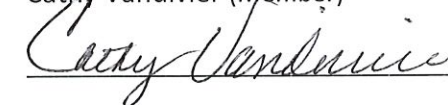
Zach Buchanan (Member)

           **ABSENT**           

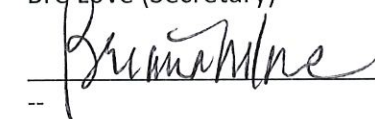
Don Joiner (Member)

  
\_\_\_\_\_

Cathy Vandivier (Member)

  
\_\_\_\_\_

Bre Love (Secretary)

  
\_\_\_\_\_